

NEWSLETTER



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Basement Remodel: More Than Just Extra Space

When it comes to home improvement, one of the most underrated spaces is the basement. Often left unfinished or used for storage, your basement has the potential to become a true extension of your living space. At TD Management, we've seen homeowners turn their basements into family rooms, guest suites, home offices, and even entertainment zones—all with the right planning and expert support.

But before you pick out the paint colors and furniture, there's one step you can't skip: waterproofing.

Moisture is the number one threat to a successful basement remodel. Even the smallest leak or damp spot can damage finishes and create long-term issues like mold and structural deterioration. That's why we always begin with a thorough moisture inspection and install proper barriers and drainage systems before moving into framing or design.

Signs Your Basement Might Need Waterproofing:

- Musty odors or visible mold
- Water stains on floors or walls
- Cracks in the foundation
- Condensation on windows or pipes

With the right preparation, a basement remodel doesn't just add square footage—it adds value, comfort, and functionality to your home.

 *Thinking about transforming your basement? Let's talk about how we can manage the process from start to finish, ensuring peace of mind every step of the way.*





Exterior Waterproofing: Don't Wait for the Next Storm

It's easy to overlook what you can't see—but when it comes to building maintenance, ignoring the exterior can lead to serious consequences inside. Exterior waterproofing is one of the most effective ways to protect your property from water damage, mold, and structural decay.

At TD Management, we've helped dozens of clients get ahead of costly repairs simply by starting with a proactive waterproofing plan. Whether it's sealing foundation cracks, installing moisture barriers, or reinforcing wall systems, our team knows how to keep water where it belongs—outside.

Warning Signs to Watch For:

- Cracking or flaking paint on exterior walls
- Pooling water near the foundation after rain
- Efflorescence (white, chalky residue) on walls
- Musty smells or peeling interior paint

These are often the first indicators that water is making its way in. And once it starts, the damage moves fast.



Pro Tip: Schedule annual exterior inspections, especially before hurricane or rainy seasons.

Don't wait for a storm to discover your property's vulnerabilities. Waterproofing is one of the smartest long-term investments you can make—and we're here to help you do it right.



TIPS FROM TERI: WHAT YOU NEED TO KNOW ABOUT CHILLER REPLACEMENT

"A proper chiller replacement is about more than just the unit—it's about managing the entire process: engineering specs, vendor coordination, permits, approvals, and communication with everyone affected."

If your building relies on a chiller system for cooling, it's not a matter of if you'll need to replace it—it's when. And unfortunately, many building owners wait until it fails before taking action, creating expensive emergencies and tenant discomfort.

Teri Dattilio pa, founder of TD Management, has overseen multiple successful chiller replacements. Her number one piece of advice? **Start planning early.**



What to Consider Before Replacing Your Chiller:

- Timing: Avoid peak demand seasons (spring and summer).
- Engineering: Ensure proper sizing for the building's load.
- Permits and Board Approvals: These can take weeks—start early.
- Resident Communication: Downtime needs to be clearly communicated to avoid complaints.

A well-managed replacement can prevent outages, reduce long-term costs, and even improve building efficiency.

Don't wait until your chiller dies. If your system is over 15 years old or you've been experiencing issues, it's time to start a proactive conversation. We'll help you every step of the way—from planning to project wrap-up.